

BOARD OF SELECTMEN  
MINUTES  
DECEMBER 1, 2012

Pursuant to notice duly filed with the Town Clerk, the annual coordination meeting of the Board of Selectmen was held at 9 AM in the Hearing Room.

Present were Carmin C. Reiss, Chair; Jeffrey Wieand, Clerk; Stanly E. Black, Steven Ng, and Elise F. Woodward. Also present was Christopher Whelan, Town Manager.

Ms. Reiss called the Meeting to Order and announced that it is being recorded. She explained that the purpose of the meeting was to introduce Warrant Articles likely to be filed for the upcoming Annual Town Meeting. Greater detail about Warrant Articles will be presented in the Town Meeting Hearings. The warrant will close on January 2, 2013 at 4 PM.

Call to Order

#### **FINANCE COMMITTEE**

Lynn Salinger, Chair of the Finance Committee, and John Hutchins, Chair of the Guideline Subcommittee, updated the meeting on the guideline process and the tentative guideline that was determined for FY14. Goals included: to preserve unused levy capacity, contain budget increases, manage finances to support the town's Aaa bond rating, and maintain services. Budget increases are driven by compensation costs, investment in information technology, increases in West Concord population, increases in school enrollment and assessments, and transportation.

Finance Committee

The tentative guideline results in an increase of 3.87% or \$ 2.4MM in additional expenditures. The Town will see an increase of 4%, Concord Public Schools 4.65%, and the Regional High School 2.16%. The increases do not totally fund the requests by the Town or schools. High school construction impact will peak in FY19 and in the meantime the regional building committee must resolve remediation of the landfill on the property, the bus transportation dilemma, replacement of high school playing fields and allocations for fixtures, furnishing, and equipment. Other relevant factors include the project to restore the brownstone of the Town House, increases to utility capacity, and providing additional public safety response capacity to respond to population growth.

The impact of the guideline on the median property will be a 4% increase or \$377 per household on average for FY14. The Finance Committee will continue to monitor the Town's financial performance and could amend the guideline in response to conditions up until the Town Meeting vote on budgets.

#### **BOARD OF SELECTMEN**

Selectman Jeff Wieand reported that the Board is considering a number of land issues this year. The Board of Selectmen have been working with the National Park, Save Our Heritage and other groups to acquire the 1.9 acre McGrath property on Barrett's Mill Road. The McGrath family has indicated a willingness to sell the property to the Town for appraised value. If acquired by the Town, an important goal would be affordable housing, perhaps for a farmer. If it is acquired by the Town, however, it could not subsequently be acquired from the Town by the National Park.

Board of Selectmen

At 2012 Town Meeting, an article sponsored by the Board of Selectmen to sell a conservation restriction to the Walden Woods Project on the 35-acre former landfill was not moved as there had not been sufficient time to fully develop the proposal. Concord Public Works continues to use a portion of the site for various functions; the school committee has approached the Board for its support of a school-funded study of the feasibility of using a portion of the site for a bus transportation facility; and Town Meeting has approved the landfill as a location for industrial scale solar generation. Not all of those uses are possible on the site at once. The Board may bring a revised article for consideration at the upcoming 2013 Town Meeting.

#### **TOWN MANAGER**

Town Manager Chris Whelan stated that his priorities for the budget will be salary adjustments, enhanced information technology, hiring a part time gas inspector, Council on Aging and Library staff, and police and fire overtime. His goal is to be able to maintain basic service levels.

Town Manager

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The largest portion of capital improvements will fund repairs and restoration to the Town House brownstone façade. In addition it will be necessary to replace all the police and fire radio communication equipment as it is all beyond the design life with no replacement parts available.

**SCHOOL SUPERINTENDENT**

School Superintendent Diana Rigby reported that budget increases in the schools are driven by benefits and compensation, enrollment increases, transportation, and SPED costs. She stated that the guideline does not meet the funding request of the school department. She stated that enrollment growth has occurred in West Concord due to the new multifamily Concord Mews development.

Finance Director John Flaherty stated that the School Department will submit additional Warrant Articles for supplemental transportation costs contingent upon a feasibility study of the former landfill and the Concord Public Schools stabilization account to develop a transportation depot at the former landfill. In addition, the capital plan will be drawn upon for the usual repairs to roofs, HVAC, parking lots, and FFE.

Regarding the Regional High School, Ms. Rigby reported that while enrollment at the high school is stable, the proportion contributed by Concord has increased and therefore Concord's assessment will increase. Mr. Flaherty stated that the Region will absorb a portion of the transportation facility costs should it come to pass.

**MINUTEMAN CAREER & TECHNICAL HIGH SCHOOL**

Ms. Reiss stated that Minuteman anticipates proposing a Warrant Article in each member town to fund the cost of emergency repairs to the facility.

**COMMUNITY PRESERVATION COMMITTEE**

Community Preservation Committee member Peggy Briggs reported that the Committee received 16 applications for funding this year, of which 10 were for Town-owned properties. \$1.3MM in Community Preservation Funds is available. Applications from all the categories of funding would total \$2.4MM. The final recommendations will be made on December 10.

**PUBLIC WORKS COMMISSION**

Arthur Fulman, Chair of the Public Works Commission, stated that the Commission anticipates that 5 routine articles to fund the utilities will be on the Consent Agenda. In addition, Town Meeting will be asked to accept Finigan's Way and to approve the 2014 Roads Program bond authorization of \$900,000.

**INFORMATION TECHNOLOGY**

Chief Information Officer Mark Howell stated that there is ongoing investigation by staff of the excess broadband capacity and whether it is appropriate for the Town to expand its telecom services to businesses, residents, and schools. There are many options to consider. If the study indicates that this is a viable proposition, CMLP will be proposing an Article to fund this investment in technology.

**PLANNING BOARD**

Elisabeth Elden, Chair of the Planning Board reported that the Planning Board envisions several articles to amend or add to the zoning bylaw regarding accessory use, side yard setbacks in Residence B, site plan review for government, utilities and services, the solar bylaw, an overlay district for the Grace property, special home occupations, and medical marijuana treatment facilities.

**LOCAL OPTION LOCAL INCOME TAX COMMITTEE**

Reine Beeuwkes, member of the Local Option Local Income Tax Committee, stated that prior votes of Town Meeting directed the Selectmen to propose enabling legislation to the Great and General Court that would alleviate the impact of property tax increases on residents of fixed or

Superintendent

Minuteman

CPA

Public Works Commission

Information Technology

Planning Board.

LOLIT

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limited income. These have not been enacted by the legislature and now the Committee has recommended that the Selectmen seek a Home Rule Petition to allow this for Concord only. Mr. Beeuwkes stated that the Committee envisions a placeholder article that would enable it to inform the Town of the activities and initiatives of the Committee since its institution.

**NATURAL RESOURCES COMMISSION**

Steve Verrill Chair of the Natural Resources Commission stated that the Commission will be proposing changes to the Wetlands Bylaw to make it clearer and more user-friendly. These include definitions and exemptions. There will be a public hearing on December 11 at Keyes Road.

**TOWN MODERATOR**

Town Moderator Eric Van Loon stated that he will make a presentation to the Board of Selectmen on December 17 regarding the use of Reconsideration at Town Meeting. The presentation will address three aspects of the bylaw: timing, criteria, and majority.

**CITIZEN PETITION ARTICLES**

Michael Rudd of Barrett's Mill Road stated that petitioners are likely to submit an article to rescind Article 32 regarding the sale of water in single serving plastic bottles.

Dinny McIntyre of Simon Willard Road congratulated the Guideline Subcommittee on the work it did to collect the information that resulted in the guideline. In her opinion, a 4% increase is too high and unsustainable. Unless the Town can return to self-discipline, this will change the face of Concord rapidly. It is her hope that officials will not use the entire increase.

Steve Verrill of Wheeler Road stated that he was disappointed to learn that the School Department had negotiated 3% collective bargaining increases for 3 years. In his opinion it would be better to do this one year at a time to better address quickly changing circumstances such as health care costs.

**ADJOURNMENT**

On a motion duly made and seconded, it was:

**VOTED:** To adjourn the Open Session and to conclude business for the day.

Stanly E. Black	Aye
Steven Ng	Aye
Carmin C. Reiss	Aye
Jeffrey S. Wieand	Aye
Elise F. Woodward	Aye

The meeting adjourned at 11:15 a.m.

Respectfully submitted,

Jeffrey S. Wieand, Clerk

Natural Resources

Town Moderator

Petition Articles

Adjourn